



# Sierra Pointe Homeowners

JULY 2024

## Summer Community Updates

### Board of Directors:



The Board consists of five (5) homeowners who volunteer their time to serve our community. They are:

**Holly Schwarz (President)**  
**Ken Cross (Vice President)**  
**Becky Gaerlan (Secretary)**  
**Jocelyn Shipley (Treasurer)**  
**Sandra Boley (Director at Large)**

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please contact Derek Patterson.

### Miscellaneous Items:

- Please do not feed stray/wild cats - this activity is attracting other wild animals.
- The pool is open from 9 AM to 9 PM. Please keep the entry/exit gate closed at all times.
  - All users must have a Fob and an ID for entry or you could lose access to the pool.
- Please ensure all of your window and patio door screens are serviceable, in good condition and are on the windows/patio door;
  - If you see a security, carport or front door light out, please let Derek know;
- Patio storage doors are an owner's responsibility, please replace them as needed. They must be smooth surface and painted, white, or teal.
- If you have an emergency or other situation for your home, please do not contact a Board member after 8 PM (no exceptions);
- If you need to replace your central air (condenser) and are not a top floor unit, you can install it on the ground versus the roof;
- Water shut-off request must be submitted to Derek at RowCal (Tuesday through Friday) and you will need to put up flyers on all doors to your building 48-72 hrs. prior to the set date/time window.

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## Rule Reminders



### RowCal:

As our property managers, RowCal implements all of the Board's decisions. Any Association questions can be forwarded to:

Derek at  
719-471-1703 or  
Derek.Patterson@  
RowCal.com.

Dues Payments go  
to:  
Sierra Pointe HOA  
c/o RowCal  
PO Box 936  
Commerce, GA  
30529

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to RowCal for proper follow-up and Board review.

The address for correspondence:

RowCal  
PO Box 421150  
Minneapolis, MN  
55442

### Trash:

The service is provided by Infinite Disposal. They service the community 4 times a week. Ensure all trash is placed in the dumpster in sealed bags. If you have special items for pick up (furniture, appliances, mattress, etc.) please contact Derek and he will inquire for the price and arrange for the pickup.

**Holiday pickup:** Independence Day, Labor Day, Memorial Day, Thanksgiving Day, Christmas Day and New Year's Day. If the holiday falls on or before our scheduled pickup day, service will be delayed one day.

### Pool / Hot Tub / Gym / Access Fob (key):

New **electronic fobs** were issued in 2022. If you did not obtain yours, please email Derek. These are issued/programmed at the clubhouse and the owner will need to sign for it. A replacement Fob costs \$75.00.

There are 6 **Laundry Rooms** in the community; they all are accessed by a physical key (one per home). If you need a replacement key, please email Derek; the fee is \$50.00.

Weather dependent: the **pool** will be open from Memorial Day to Labor Day. You must have the new Fob to enter the pool or the gym, they both work with the same fob.



### Lawn Care Company:

The Association's lawn care provider is **Goodspeed Landscaping**, who is responsible for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. To report irrigation problems please call RowCal at 719-471-1703.

### Rule Reminders - Be Neighborly and Courteous:

- Please try and limit any outside noise and respect the quiet hours in the community; with many residents leaving their windows open. There will need to be a little give and take from everyone this summer, please do what you can.

## Architectural Review:

If you plan on making any exterior change to your home, your plans must be submitted to Derek for Association review. This includes changing anything outside your home, such as windows, new A/C unit, any doors, the patio door(s), entry or closet storage door, etc. Ground level homes must have the A/C condenser located on the ground, not the roof.

NOTE: If an item is installed without approval, the owner could be subject to removal of the item and possible fines - pending an after the fact submittal and review process.

### Owner Tips

- ◇ Make sure to check and caulk your windows at the stucco joint— this is an owner’s responsibility.
- ◇ Sewer lines—make sure to have the service line from your home out to the main line cleaned yearly. Even with this being a shared line in some situations, contact your neighbor(s) to share in the cost.
- ◇ Please remember that vehicle repair work is prohibited on the property.
  - ◇ Window A/C units may NOT extend outside the window screen.

### Please Keep It Slow - Caution!

Please drive slow while in the community ... adults, family members and pets may exit from a carport or sidewalk without being easily seen.

Recreational games and sports, motorized scooters, roller blades, skateboards and street hockey are prohibited.

### Fire Safety:

Please do not discard your cigarettes, cigars, etc. in the Common Areas, rear patios or the streets. Please make sure these items are properly extinguished and disposed of.

Disposal containers are not allowed in the Common Areas or on stairs.

HOA Dues Payments: If you use online Bill Pay or mail a check, the payment address for the HOA’s Bank is:

### **Rental Properties:**

If you rent your property you **MUST** provide RowCal with a copy of the lease and the tenant name and phone number for Association use.

**Sierra Pointe HOA  
c/o RowCal  
P.O. Box 936  
Commerce, GA 30529**

Please register with the Cinc WebAxis Portal ... this ensures your current contact information is up to date. You can also access your account in RowCal’s software. Please visit:

<https://rowcal.cincwebaxis.com>

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## *Important Items Continued*

### **Did you know?**

If you are performing any work at your home which may impact other homes, please notify your neighbors; such as having the water shut-off, gas, or electric work.

**Insurance:** The Association's carrier is with  
**USI Insurance Services.**

If you think you may have an insured loss relating to your home, please contact Derek. There is a \$25k deductible per claim and a 7% Wind & Hail deductible which may be assessed to the Unit owner. All owner's are responsible for securing insurance for personal property, loss of use, loss assessment, the HOA deductible and personal liability.

### **Dog Owners - Pet Pickup Stations:**



There are stations for your use. Some of the Association Common Areas are still being littered with pet waste.

- **Dogs must be cleaned up after immediately;**
- **All dogs MUST be on a physical leash at all times.**
- **Please do not allow excessive barking during the day or evening.**

If you're a pet owner, do your part and help keep the community clean.

### **Utility Conservation "Gas & Water":**

As a reminder, the HOA pays for all individual water, electric, sewer and gas use. Please try to conserve and continue your efforts to reduce water usage. Thanks to everyone who installed programmable thermostats, replaced original fixtures and older windows and patio doors. For more information and conservation tips visit: [www.csu.org](http://www.csu.org)

### **Please inspect the following items:**

- **Replace the batteries in all Smoke and Carbon Monoxide detectors.**
- **Have the dryer vent cleaned and ensure the vent is connected - it's also recommended to vacuum the rear vents of your dryer periodically.**
- **Have the sewer line cleaned from your home out to the "main" line.**

**Individual Patio - Storage Areas:** All storage areas must be kept in a safe and clean condition, to include replacing the entry door/lock. No hazardous materials are allowed to be stored in these rooms.